



 **NEWTON**
FALLOWELL

Rejoyce, Eaudyke, Friskney – PE22 8NL
£280,000

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Friskney, Boston

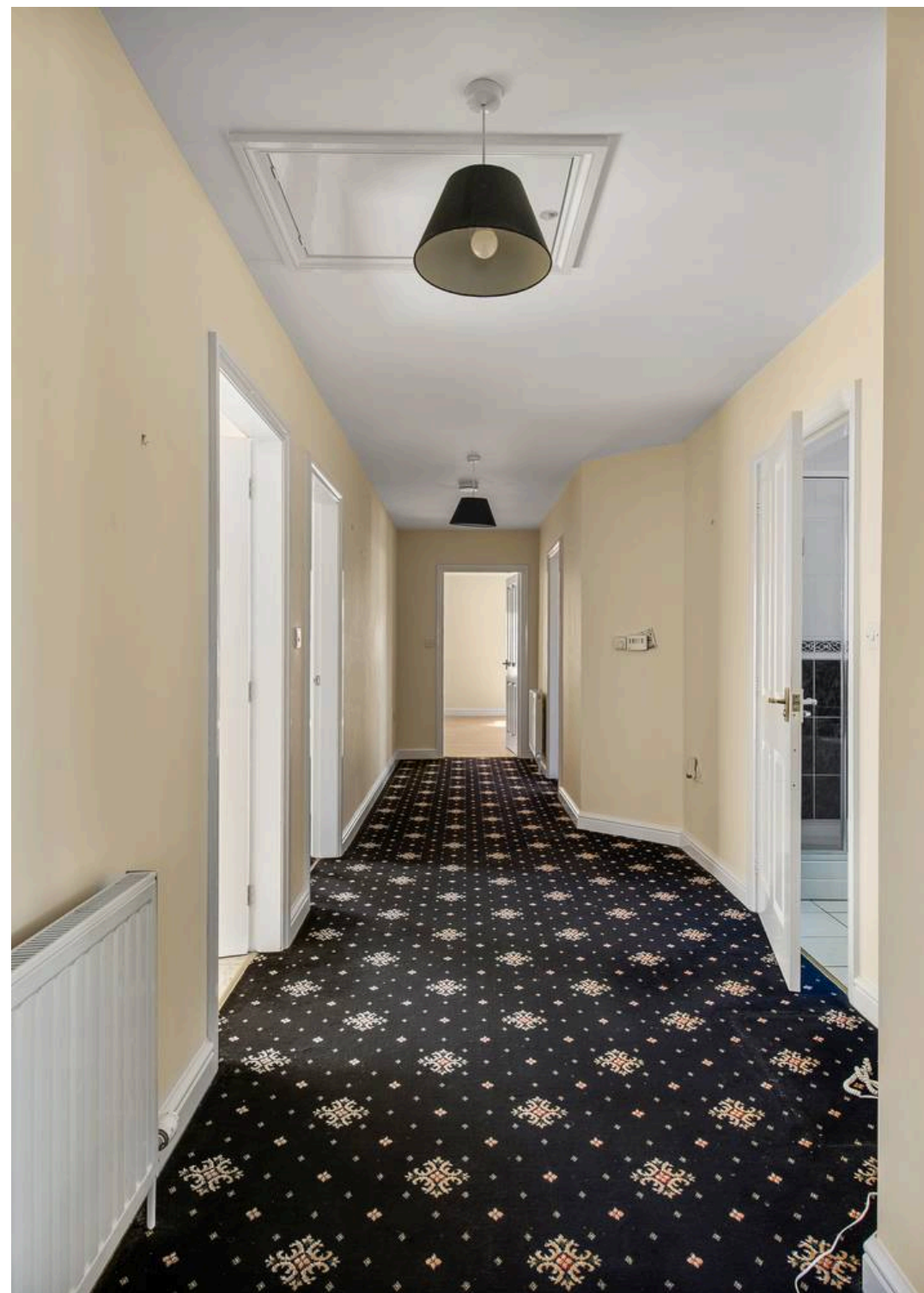
NO CHAIN. A spacious 3 bedroom detached bungalow situated on a good sized plot in a semi rural village location. The accommodation comprises Entrance Hall, Lounge, Conservatory, Kitchen, Utility Room, Dining Room, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and a main Bathroom. The property benefits from a generous driveway, detached Garage and large lawned gardens. Viewing is recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Entrance is on the front elevation via an PORCH with pvc door opening onto the:-

ENTRANCE HALL

With 2 radiators, access to roof space.

KITCHEN

12' 3" x 9' 10" (3.73m x 3.00m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, oven unit housing a built in double oven, ceramic hob with extractor hood above, integrated dishwasher, pvc window to the front elevation, tiled floor leading through to the:-

UTILITY ROOM

7' 5" x 5' 7" (2.26m x 1.70m)

With units, worksurfaces and splashbacks to match the kitchen, inset stainless steel sink unit with mixer tap over, appliance space, radiator, pvc window to the side elevation, pvc door to the front elevation.

DINING ROOM

12' 3" x 9' 9" (3.73m x 2.97m)

With double doors from the Kitchen, tiled floor, pvc french doors opening onto the side elevation.

LOUNGE

16' 7" x 12' 3" (5.05m x 3.73m)

With pvc window overlooking the rear garden, radiator, cast iron open fireplace with wooden surround, double doors opening to the:-

CONSERVATORY

11' 9" x 9' 9" (3.58m x 2.97m)

Of pvc construction on a low brick wall with pvc doors opening onto the side garden, tiled floor, radiator.



BEDROOM 1

11' 7" x 14' 3" (3.53m x 4.34m)

With pvc windows to the side and rear elevation, radiator, door to:-

EN-SUITE

With corner shower enclosure with mains shower, vanity unit with inset hand basin and W.C with concealed cistern, tiled walls and floor, ladder towel radiator, pvc window to the side elevation.

BEDROOM 2

12' 0" x 9' 9" (3.66m x 2.97m)

With 2 pvc windows to the side elevation, radiator.

BEDROOM 3

10' 0" x 9' 11" (3.05m x 3.02m)

With pvc windows to the front and side elevations, radiator.

BATHROOM

Fitted with a corner bath with mixer tap and hand shower attachment, corner shower enclosure, vanity unit with inset hand basin and W.C with concealed cistern, wall cabinets, tiled walls and floor.

OUTSIDE

Occupying a good sized plot with a gravelled drive leading to the Garage. There is an additional block paved area in front of the property providing additional parking. A lawned garden to the side leads around to a large rear garden with timber garden shed and paved patio seating area. To the rear of the garage is a concrete base with oil tank.

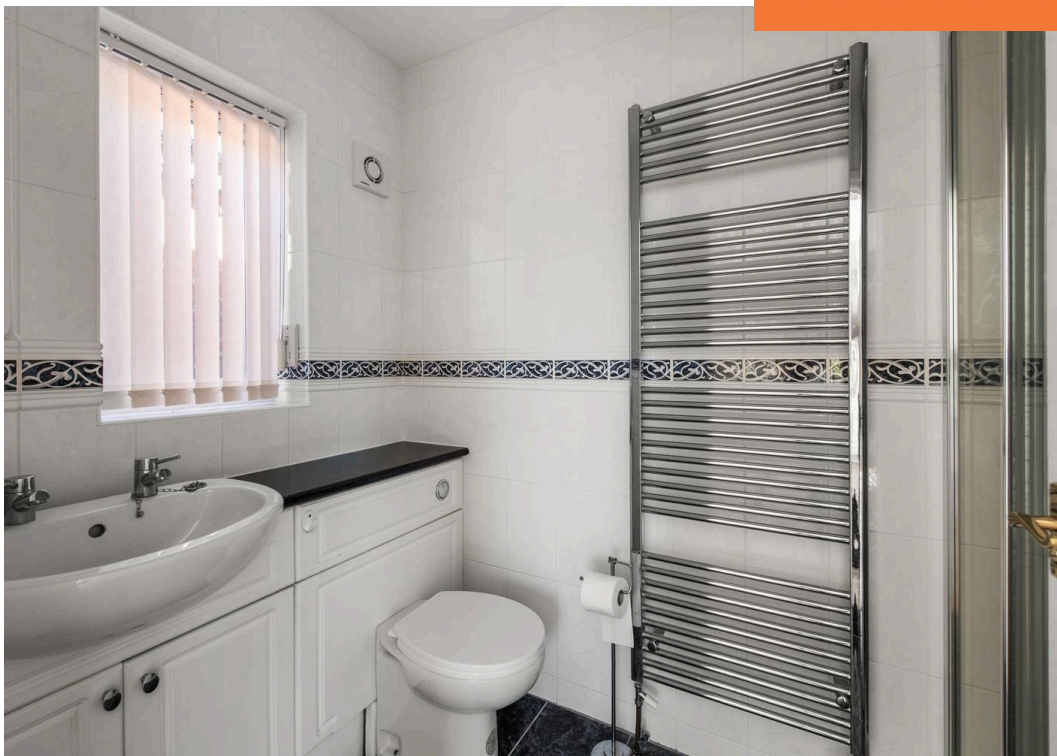
GARAGE

Of brick construction with a pitched tiled roof, up and over vehicle door, pvc window to the rear elevation, pvc door to the side elevation.





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**TENURE**

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band D - 2026/27 - £2,222.94

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



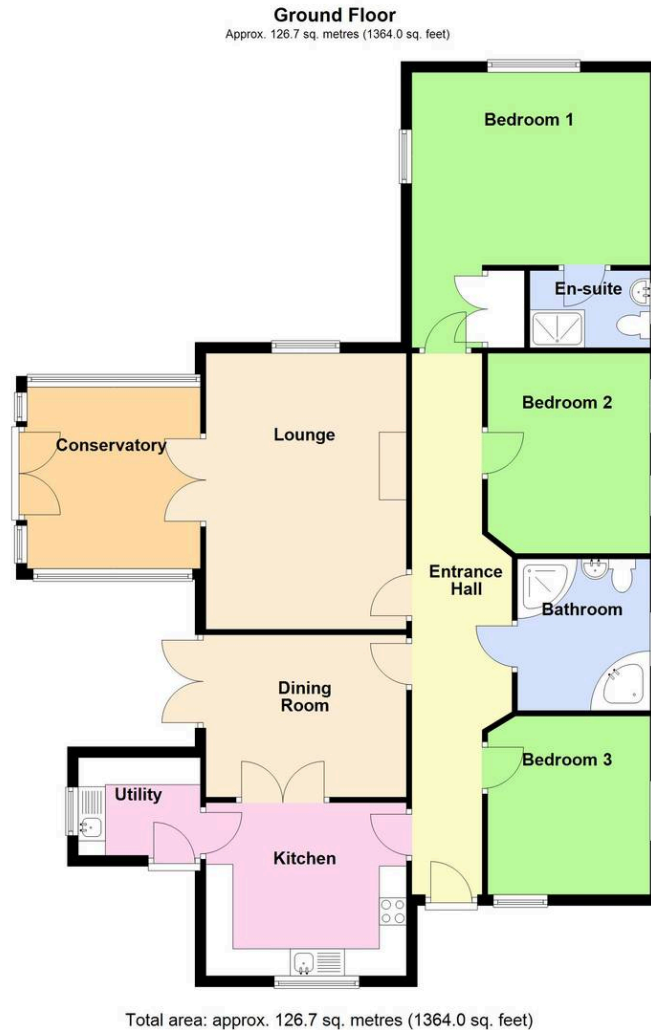


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ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Newton Fallowell Estate Agents

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